

109.A

0006

0052.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
453,400 / 453,400
453,400 / 453,400
453,400 / 453,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1: XU LI	
Owner 2:	
Owner 3:	

Street 1: 52A MONTAGUE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: EVERET JANICE -

Owner 2: -

Street 1: 1819 SAN ANDRES ST UNIT C

Twn/City: SANTA BARBARA

St/Prov: CA Cntry:

Postal: 93101

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 818 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	8	Ledge		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7430																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	453,400			453,400		
							240453
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	453,400	0	.	.	453,400		Year end	12/23/2021
2021	102	FV	441,700	0	.	.	441,700		Year End Roll	12/10/2020
2020	102	FV	435,800	0	.	.	435,800	435,800	Year End Roll	12/18/2019
2019	102	FV	440,000	0	.	.	440,000	440,000	Year End Roll	1/3/2019
2018	102	FV	392,900	0	.	.	392,900	392,900	Year End Roll	12/20/2017
2017	102	FV	361,000	0	.	.	361,000	361,000	Year End Roll	1/3/2017
2016	102	FV	361,000	0	.	.	361,000	361,000	Year End	1/4/2016
2015	102	FV	317,300	0	.	.	317,300	317,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVERT JANICE,	72958-469	2	7/19/2019		495,000	No	No		
DE FREITAS JOHN	53876-85		11/20/2009		317,000	No	No		
DEDHAM DEV LLC	36131-544		9/15/2002		295,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/18/2007	593	Manual	7,393			G9	GR FY09	12 X 12 DECK	4/20/2018	Measured	DGM	D Mann

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
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____/____/____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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